

**MINUTES of the GAMBIER ISLAND LOCAL TRUST COMMITTEE  
REGULAR BUSINESS MEETING  
Thursday, May 23, 2013 - 10:30 AM  
The Manil Room, Gibsons and District Public Library,  
470 South Fletcher Avenue, Gibsons, BC**

**Members Present:**

David Graham	Chair
Jan Hagedorn	Local Trustee
Kate-Louise Stamford	Local Trustee

**Staff Present:**

Courtney Simpson	Regional Planning Manager (Northern Office)
Diane Corbett	Recorder

**Also Present:**

4 members of the public (a.m.)

**1. CALL TO ORDER**

Chair Graham called the meeting to order at 10:30 a.m. Trustees and staff were introduced. Chair Graham thanked the members of the public for attending and acknowledged that the meeting was taking place in the traditional territory of the Coast Salish people.

**2. APPROVAL OF AGENDA**

The Agenda was adopted by consensus as amended:

- Add item 14.4 Supervision of children on ferries

**3. MINUTES**

**3.1 *Gambier Island Local Trust Committee Meeting Minutes dated April 11, 2013***

The minutes of the Gambier Island Local Trust Committee meeting dated April 11, 2013 were adopted by consensus as amended:

- Page 1: replace the line under “Also Present” with “1 member of the public – a.m.”
- Item 4.1, line 8: after “Bylaw No. 124” insert “regarding Gambier Island Sea Ranch”
- Item 4.2, paragraph 4: delete all words after “of the webinar”
- Item 6: replace first paragraph with “Trustee Stamford encouraged the public to review highlights from her written report.”

- Item 6, paragraph 4, line 2, mid-sentence should read “the park” not “a park”
- Page 5, Resolution GM-025-2013: end of sentence should read “the decision” instead of “our decision”
- Item 11.1, paragraph 2: delete first sentence; in remaining sentence replace “The trustee” with “Trustee Stamford”

3.2 *Section 26 Resolutions Without Meeting*

The *Resolutions Without Meeting Log* dated May 15, 2013 was received for information.

3.4 *Gambier Island Advisory Planning Commission Minutes*

None.

4. **BUSINESS ARISING FROM MINUTES**

4.1 *Follow-up Action List dated May 15, 2013*

Regional Planning Manager Simpson and Trustees discussed and updated the Follow-Up Action List dated May 15, 2013.

Trustees discussed their interest in moving forward on two brochures; an environmentally friendly building and renovating guide for the northern islands, and a guide to the *Riparian Areas Regulation* for the Gambier Trust Area.

Staff was requested to add to the Follow-up Action List:

- Detailed outline of trustee expenses.

Trustee Stamford and Trustee Hagedorn updated staff on a recent discussion by telephone with Nancy Roggers, Islands Trust Finance Officer, and Cindy Shelest, Director, Administrative Services, regarding trustee expenses. Trustees commented on concerns that some trustee expenses were two and one-half times what was budgeted, specifically relative to travel-related expenses. Trustees were confident they were keeping expenses down, and discussed the need for a re-evaluation and increased clarity regarding advocacy within their role.

Finance Officer Roggers had advised the Trustees that the Finance Department would review how the Gambier Island Local Trust Committee budget allocations were being addressed.

It was noted that the Gambier Island Local Trust Committee is unique amongst Local Trust Committees in its widespread geography of the constituent islands. A significant percentage of the meetings occur outside of the Trust Area, in Gibsons and West Vancouver. Over the

past term there had been numerous community information meetings, and other meetings relating to the land use bylaw process. Sometimes transportation also required overnight accommodation and ferry expenses. It appeared to trustees that the Finance Department might not be aware of how the Gambier Trust Area was structured.

Trustee Stamford indicated she would obtain the account numbers for the budget allocations from Finance Officer Roggers to enhance trustee understanding of the financial statements.

Chair Graham reported he would add a discussion of the advocacy policy to the agenda of the Financial Planning Committee meeting the following week.

#### 4.2 *Email regarding BURSCO Draft Application Information Requirements*

The email dated May 3, 2013 from Courtney Simpson, Regional Planning Manager – Northern Office, to Gerry Hambin, Project Assessment Manager of the Environmental Assessment Office regarding BURSCO Draft Application Information Requirements (AIR) was received for information.

Staff explained that the draft AIR was not part of the required formal public consultation process and that the email was submitted as a referral agency comment on the application at this stage of the process.

#### 4.3 *Referral to Advisory Planning Commission – Greening Our Shores Workshop – Webinar*

##### 4.3.1 *Advisory Planning Commission (APC) – Member Comments*

The staff email dated April 12, 2013 with attached feedback on the webinar from APC members was received for information.

Trustee Hagedorn mentioned that the webinar was still on the Gambier Island Local Trust Committee web page.

## 5. **CHAIR'S REPORT**

Shortly after the last meeting, Chair Graham attended the annual general meeting of the Association of Vancouver Island and Coastal Communities. A number of resolutions were voted on that would be forwarded to the Union of British Columbia Municipalities meeting in September. The resolution that Chair Graham felt most passionate about was asking Vancouver Island and associated coastal communities to be genetically engineered food free.

Chair Graham chaired a recent meeting on Gabriola, and attended the Trust Fund Board meeting and Trust Council's Local Planning Committee meeting. Chair Graham announced plans to attend an upcoming Financial Planning Committee meeting, as well as an Executive Committee meeting that would

look at the agenda for the next quarterly Trust Council meeting in June on Mayne Island.

## 6. TRUSTEES' REPORT

**Trustee Stamford** outlined several recent meetings she attended:

- Met informally on April 23 with various interested parties, some of whom attended from the Future of Howe Sound Society Forum on April 13 to examine furthering the concept of a Howe Sound conservation area which could encompass parts of Gambier, Keats and Bowen Islands as well as portions of the fjord shoreline.
- Gambier Island Community Association (GICA) meeting April 24: trails sub-committee presented an outline of what trails are available, primarily in the New Brighton peninsula and initial ideas of what could be valuable access areas. It was suggested that a map be created and trails be brought up for public discussion at GICA's Annual General Meeting (AGM) on July 20<sup>th</sup> at the community centre. The long-term goal of this process is to provide appropriate information and direction to the Sunshine Coast Regional District (SCRD) parks staff in their allocation of parks funding on the island.
- SCR D Transportation Advisory Committee meeting was held on April 29: BC Ferries presented concept plans for renovating the Langdale ferry terminal, a long-term plan that would add an overhead walkway access to the ferries and a new floating berth facility.
- Attended part of the Gambier Conservancy AGM on May 4. A significant topic was the upcoming advertisement for sale of two woodlots on Gambier Island for logging. The proposed lots cover the northeastern portion of the island (Etkins Point/Brigade Bay area) and more than 50% of the wilderness conservation zone on the island including Gambier Lake. If logged to its full potential, this would significantly impact the trail system on the island as well as any long-term plans for Gambier to be part of a regional conservation/park area.
- Participated on May 13 in the Trust Programs Committee via telephone. One of the responsibilities of the Programs Committee is to review the annual Community Stewardship Award nominees and recommend winners to Trust Council. For details about the nominees see the Trust website. Winners will be announced in mid-June.
- Attended the May 17 telephone meeting with SCR D Environment staff, Area F Director and Alternate Director regarding summer Island Clean-up.

**Trustee Hagedorn** commented on her participation in the following:

- Attended the Howe Sound Community Forum in West Vancouver, with over 100 people representing groups from around Howe Sound, an opportunity to find common ground between all levels of government, non-profits, First Nations, industry and business towards building a vision for Howe Sound. It was a chance to engage in dialogue about the values in the Howe Sound Region and to discuss a way towards development of a comprehensive management plan. A summary report on the meeting would be available from Trustee Hagedorn by email upon request.
- Met with interested parties from the Howe Sound Area, including fellow Trustee, on April 23 to informally discuss the future of Howe Sound as a conservation area.
- Attended a Trust Planning Committee online from Hawaii during a holiday there. Staff was directed to draft a report on Protection of Species and Ecosystems and bring back to next Trust Planning Meeting. Other items discussed included:
  - Brian Emmett gave a follow-up to the Green Shores Workshops given in the Trust Area. (The webinar is posted at: <http://www.islandstrust.bc.ca/islands/local-trust-areas/gambier.aspx>)
  - Protection of the foreshore and proactive bylaw enforcement of illegal structures on foreshore
  - A tool kit for water quality and quantity
- Attended telephone meeting on May 7 with Area F Director, Lee Turnbull, SCR D environmental staff Beth Brooks, Kate Stamford and Area F alternate, Joyce Clegg, regarding 2013 Clean Up for the Islands in the SCR D area.
- Attended Gambier and Keats Town Halls on May 18, where Area F Director, Lee Turnbull and SCR D Board Chair, Garry Nohr, listened to the issues on the Islands. Thanks to the SCR D Directors and to all those that attended, with over 30 people at each location on Gambier and Keats. Discussion included: SCR D Budget, Docks, Bollards at Keats Landing, Septic Issues, Animal Control, Parks, Bike Paths, Invasive Species. SCR D Emergency Program Coordinator, Bill Elsner gave a presentation on services provided for the islands in case of emergency. Bill can be contacted at the SCR D office at: (604) 885-6887.
- Supported a family on Keats to rescue a pair of two-week-old owls. The Orphaned Wildlife Society (O.W.L.) sent a volunteer pilot and helicopter to Keats to transport the owls to the O.W.L. organization in Ladner, where surrogate mother owls will take on the role of parenting. Ultimately the owls will be returned to Keats Island when they have matured. Progress of the owls can be followed on the O.W.L. website.

7. **DELEGATIONS**

None.

8. **TOWN HALL SESSION**

**Joshua Kline** of **South Thormanby** commented that a way to reduce costs for the Local Trust Committee would be to meet electronically.

**Chair Graham** responded that Trust Council had decided that electronic meetings were something to look at to save money and that Gambier Island Local Trust Committee was the Local Trust Committee that could save the most.

**Phyllis Konrad** and **Joshua Kline** of **South Thormanby Island**, commented on concerns regarding an amendment to proposed Bylaw No. 120, 2013, listed as point 5 on page 1 of the staff report on the bylaw, item 10.1 on the agenda. The speakers wondered why eight sites were designated in the draft bylaw section 5.2(11) RR1(c) zone, now being changed to ten sites and potentially subject to a public hearing. In the 1960s, the government approved a covenant on the property indicating that there were ten shares.

Follow-up correspondence had been sent from the corporation to Island Planner Zupanec noting the misinformation.

**Chair Graham** explained that, during the information gathering process for the bylaw, the Island Planner had received information from a member of the South Thormanby group that was incorrect. The information in the proposed bylaw on the number of dwelling sites in section 5.2(11) RR1(c) zone now was being corrected by amending the text from eight to ten sites. Chair Graham apologized to the corporate shareholders for the inconvenience, and explained that the bylaw process is an iterative process and that ultimately the document has been amended to address their concerns.

9. **CORRESPONDENCE**

*Correspondence specific to an active development application and/or project will be received by the Gambier Island Local Trust Committee when that application and/or project is on the agenda for consideration.*

10. **LOCAL TRUST COMMITTEE PROJECTS**

10.1 *GM-LUB-2011.2 Associated Islands Land Use Bylaw*

Regional Planning Manager Simpson reviewed the Staff Report dated May 14, 2013. Corrections were noted in the Staff Report: change 5.5 to

5.2 for items 5 and 6 on page 1 (page 16 of the agenda).

Trustee Hagedorn commented that there seemed to be a lot of consensus on the bylaw.

**11. APPLICATIONS AND PERMITS**

None.

**12. BYLAWS**

12.1 *Proposed Bylaw No. 124, cited as "Gambier Island Trust Committee Development Procedure Bylaw No. 50, 1992 Amendment Bylaw No. 1, 2013"*

**GM-027-2013**

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee adopt Bylaw No. 124, cited as "Gambier Island Trust Committee Development Procedure Bylaw No. 50, 1992 Amendment Bylaw No. 1, 2013" on May 23, 2013.

**CARRIED**

12.2 *Proposed Bylaw No. 120, cited for all purposes as the "Gambier Associated Islands Land Use Bylaw, 2013"*

**GM-028-2013**

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee: give second reading as amended to Proposed Bylaw No. 120, cited as "Gambier Associated Islands Land Use Bylaw, 2013"; and request staff to give notice that, pursuant to section 890(4) of the *Local Government Act*, a second public hearing for Proposed Bylaw No. 120 is being waived.

**CARRIED**

Chair Graham called a recess at 11:57 a.m.

Chair Graham reconvened the meeting at 12:08 p.m.

**13. REPORTS**

13.1 *Work Program Reports*

The Top Priorities Report and Projects List dated May 15, 2013 was received for information.

Staff noted that a report on the *Riparian Areas Regulation* with a plan and options for the fiscal year would be submitted within a few months.

Regarding production of the guide to environmentally friendly building and renovating, and based on costs for the southern islands guide, staff had spoken to the grants administrator and learned this was possible.

Trustee Hagedorn noted her interest in receiving direction as to next steps in implementing a Development Approval Information Bylaw.

**GM-029-2013**

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee remove top priority number one and replace it with the "Sustainability Guide".

**CARRIED**

*13.2 Applications Log*

The Regional Planning Manager reviewed the Applications Log Report dated May 15, 2013.

*13.3 Trustee and Local Expenses*

The expenses report for Fiscal Yearend posted to March 31, 2013 was received for information.

**14. NEW BUSINESS**

*14.1 Electronic Meetings*

**GM-030-2013**

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee put "Electronic Meetings" on the Projects List.

**CARRIED**

*14.2 Procedure Checklist for Community Dock for East Trail Island*

Trustee Stamford commented, based on conversations with constituents on East Trail Island, that there seemed to be a concern about how to develop a community dock and that she had indicated to residents that she would inquire further for information on how to go about achieving this.

Regional Planning Manager Simpson indicated that this topic was being looked at for Thetis Island Local Trust Committee this summer, and that a copy of the report on this could be sent to the Gambier Island Local Trust Committee for information.

*14.3 Sale of Woodlot on Gambier Island*

Trustee Stamford expressed concern about two woodlots on Gambier Island, currently zoned WC (Conservation), coming up for sale in June and about potential impacts of logging the island's Crown land.

Regional Planning Manager Simpson explained that this is a provincial forestry resource, and that zoning could not prohibit forestry. Staff has learned that the Province planned to sell to small local companies. The Local Trust Committee would receive a referral from the Province of a woodlot license plan, at which time an opportunity would arise to identify important features that have not been protected.

Trustee Stamford advised that she would be meeting with the Gambier Conservancy and would describe to the group, the Local Trust Committee role in this. She also would be interacting with members of the Future of Howe Sound group to whom she would provide this information.

*14.4 Supervision of School Children on Ferries*

Trustee Stamford described actions she had taken as a parent regarding advocacy to the Province in support of supervision of school children on ferries.

Trustee Hagedorn expressed her support based on her experience, for Trustee Stamford's suggestion that Trust Council write a letter to the Ministry of Transportation and Infrastructure urging support on Route 13 for free travel for a parent with a child/children up to a certain age.

Trustee Stamford stated her concern about bringing this issue forward in that she potentially would receive a financial benefit.

It was agreed that there would be discussion on a resolution on this topic at the next meeting.

**15. ISLANDS TRUST WEBSITE**

*15.1 Gambier Page*

Staff announced that the new Islands Trust website would officially launch on June 5<sup>th</sup>.

**16. CLOSED MEETING**

**GM-031-2013**

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee close the next part of the May 23, 2013 business meeting to discuss matters pursuant to Section 90(1)(i) of the *Community Charter* for the receipt of advice that is subject to solicitor-client privilege and that Staff be invited to attend this meeting including the recorder.

**CARRIED**

Chair Graham closed the meeting at 12:57 p.m.

Chair Graham reconvened the meeting at 1:36 p.m.

17. **RECALL TO ORDER**

*Rise from Closed Meeting*

18. **NEXT MEETING**

18.1 *Next Local Trust Committee Regular Business Meeting*

The next Gambier Island Local Trust Committee regular business meeting is scheduled for Thursday, July 11, 2013 at 10:30 am at Keats Camp – Pilot House, Keats Island, BC.

19. **ADJOURNMENT**

The Gambier Island Local Trust Committee meeting was adjourned by consensus at 1:37 pm.

\_\_\_\_\_  
Recorder

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Chair